



To: State Agencies
Responsible Agencies
Local and Public Agencies
Trustee Agencies
Interested Parties

From: Eric Anderson, AICP, Planner
City of Mountain View
Community Development Department
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540

**NOTICE OF PREPARATION
OF AN ENVIRONMENTAL IMPACT REPORT FOR THE
EAST WHISMAN PRECISE PLAN**

As the Lead Agency, the City of Mountain View will prepare an Environmental Impact Report (EIR) for the above referenced project and would like your input regarding the scope and content of the environmental information to be addressed in the EIR. The project description, location, and a brief summary of potential environmental effects are attached.

A Public Scoping Meeting will be held on **Thursday, September 7 at 6:30 p.m.** to take comments regarding the scope and content of the Draft EIR. The Scoping Meeting will be held at Mountain View City Hall, 500 Castro Street, Mountain View.

According to State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. Written comments will be accepted until **Friday, September 15 at 5:00 p.m.**

Please identify a contact person, and send your response to:

City of Mountain View
Community Development Department
Attention: Eric Anderson, AICP, Planner
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540
(650) 903-6306
Eric.Anderson2@mountainview.gov

Eric Anderson, AICP, Planner
Community Development Department

Date: August 9, 2017

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OF AN ENVIRONMENTAL IMPACT REPORT FOR THE
EAST WHISMAN PRECISE PLAN**

A. INTRODUCTION

The purpose of an Environmental Impact Report (EIR) is to inform decision makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential for significant impacts on the environment; to examine methods of reducing adverse environmental impacts; and to consider alternatives to the project. Upon finding the EIR complete and compliant with the California Environmental Quality Act (CEQA) of 1970, as amended, the City Council will consider certification of the EIR at a public hearing and may take action on the proposed East Whisman Precise Plan (Precise Plan) Project. Certification of an EIR does not constitute project approval.

Precise Plans are defined in Section 36.70 of the City's Municipal Zoning Ordinance, and are a tool for coordinating future public and private improvements on specific properties where special conditions of size, shape, land ownership or existing or desired development require particular attention. The East Whisman Precise Plan will provide zoning and design standards for future development within the East Whisman Change Area and the Village Center on Middlefield Road, as identified in the Mountain View 2030 General Plan.¹

The City of Mountain View determined that analysis of the environmental effects of the Precise Plan buildout is best provided through use of an Environmental Impact Report (EIR). The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project,
- A project description,
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures,
- Alternatives to the project as proposed, and
- Environmental consequences, including:
 - (a) any significant environmental effects which cannot be avoided if the project is implemented;
 - (b) the growth-inducing impacts of the proposed project, and
 - (c) cumulative impacts.

¹ The 17.5-acre area south of Evelyn Avenue/Central Expressway known as the *111 Ferry-Morse Way Precise Plan (P29)*, which was included in the East Whisman Change Area identified in the 2030 General Plan, is not included in the currently proposed East Whisman Precise Plan.

B. PROJECT LOCATION

The 403-acre East Whisman Precise Plan area is located on the eastern border of the City of Mountain View, in northern Santa Clara County. The Santa Clara Valley Transit Authority (VTA) Light Rail Transit (LRT) line travels across the Precise Plan area in the north/south direction.

The project site is generally bordered by U.S. 101 and Moffett Federal Airfield/NASA Ames Research Center to the north, North Whisman Road to the west, Central Expressway to the south, and the City of Sunnyvale to the east, where a municipal golf course, office, and residential uses currently exist. Regional, vicinity, and aerial maps of the project site are attached to this NOP as Figures 1, 2, and 3, respectively.

C. DESCRIPTION OF THE PROJECT

The Precise Plan area is currently characterized by primarily high-technology office, research and development, and light industrial uses with scattered commercial and retail uses, totaling approximately 6.054 million square feet. No residential or hotel uses currently exist in the plan area.

The proposed East Whisman Precise Plan would include up to 2.3 million net new square feet of office uses, 100,000 net new square feet of retail uses, 200 new hotel rooms, and 5,000 new multi-family residential units. The Plan could also include new parks and trails, new public streets, and recreational facilities.

The Project would include the following City actions, which will be analyzed in the EIR:

- **2030 General Plan Text and Map Amendment.** The proposed Precise Plan will require General Plan map and text amendments to allow the addition of residential uses, increased office floor area ratio (FAR), and increased commercial intensity in the East Whisman Change Area and Village Center area. The existing 2030 General Plan land use designations in the area are *High Intensity Office* in the existing East Whisman Change Area and *Neighborhood Mixed-Use* for the Village Center area.
- **Precise Plan Zoning and Zoning Map Amendment.** The new East Whisman Precise Plan will rezone the existing zoning districts in the East Whisman Change Area and Village Center area into a new East Whisman Precise Plan zoning district. The existing zoning districts in the proposed East Whisman Precise Plan area include *Limited Industrial (ML)*, *Limited Industrial with a Transit Overlay Zone (ML-T)*, *Planned Community (P)*, *Commercial-Office (CO)*, *Commercial/Residential-Arterial (CRA)*, and *Commercial-Neighborhood (CN)*.

D. ENVIRONMENTAL EFFECTS OF THE PROJECT

Aesthetics

Visual issues resulting from implementation of the Precise Plan would include any significant adverse impacts resulting from building mass, height, lighting, and possible glare to adjacent land uses. The EIR will also evaluate the project's visual compatibility with adjacent properties, including existing and approved development, and effects on views from designated scenic routes.

Air Quality

The EIR will describe the existing air quality conditions in the Bay Area and will evaluate the operational and construction air quality impacts of the proposed Precise Plan implementation, in accordance with current Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines. Mitigation and/or avoidance measures will be identified for significant air quality impacts, as appropriate.

Biological Resources

The EIR will describe the impacts of the project on biological resources, including the potential for implementation of the plan to result in increased bird strikes and impacts to Heritage trees and the urban forest. The EIR will describe any measures in the Precise Plan or mitigation measures that may be required to reduce impacts to biological resources.

Cultural Resources

The EIR will include a discussion of potential cultural resource impacts resulting from the implementation of the Precise Plan. The potential for Precise Plan buildout to impact archaeological resources and tribal cultural resources will be identified, in accordance with AB 52. The EIR will also describe any potential impacts to historic resources that may be present in the plan area, and will describe mitigation measures, as necessary.

Energy

The EIR will examine the potential for the project to result in energy impacts including any substantial increase in energy demand or wasteful energy use, and will discuss energy conservation standards and guidelines included in the Precise Plan.

Geology and Soils

The existing geologic and soil conditions in the Precise Plan area will be described in the EIR, based on available information. The EIR will describe the existing geologic (including seismic) conditions in the area, and the impacts to persons or property likely to result from implementation of the proposed Precise Plan.

Greenhouse Gas Emissions

The EIR will describe the existing greenhouse gas emissions (GHG) of the project area and will evaluate the GHG impacts of the proposed project, in accordance with the City of Mountain View's adopted Greenhouse Gas Reduction Program (GGRP) and current BAAQMD CEQA Guidelines. Mitigation measures will be identified for significant GHG impacts, consistent with the GGRP.

Hazards and Hazardous Materials

The Precise Plan area includes a number of properties containing soil and groundwater contamination resulting from historic industrial and manufacturing activities. The Middlefield-Ellis-Whisman (MEW) Superfund Site, under the oversight of the US Environmental Protection Agency, is the largest groundwater plume in the vicinity, affecting much of the western portion of the Plan area. Other sites in the Precise Plan area are undergoing remediation activities under the oversight of the San Francisco Regional Water Quality Control Board or the California Department of Toxic Substances Control.

The EIR will describe the existing conditions on and adjacent to the site, including the potential for future development projects in the Precise Plan area to disturb existing soil and/or groundwater contamination in the plan area and increase impacts to existing and future occupants. Mitigation measures will be identified to reduce significant hazardous materials impacts, as appropriate.

The EIR will also describe the project's conformance with the Comprehensive Land Use Plan (CLUP) for the environs of Moffett Federal Airfield. The EIR will discuss the project's consistency with the CLUP policies regarding noise compatibility, safety compatibility, and airspace protection.

Hydrology and Water Quality

The EIR will discuss the potential impacts from stormwater runoff and drainage from the proposed Precise Plan, and any mitigation measures or best management practices necessary to reduce these impacts. Mitigation measures will be identified for any significant hydrology and water quality impacts, as appropriate.

Land Use

The EIR will describe the existing land uses within, and in the vicinity of, the proposed Precise Plan area, and will discuss the project's conformance with relevant land use plans, policies, and regulations, including the 2030 General Plan and GGRP. The EIR will describe the anticipated future Precise Plan compatibility with surrounding development, and will evaluate whether the project would divide an established community.

Noise

The EIR will evaluate the Precise Plan to identify noise conflicts with existing or proposed uses in the vicinity. The EIR will also evaluate the potential noise impacts resulting from buildout the Precise Plan on a temporary and permanent basis. The potential for any offsite noise impacts associated with the project (e.g., construction noise impacts on existing residences or the potential for increased traffic noise levels along the common streets serving the Precise Plan area) would be assessed. Groundborne vibration produced by future construction activities and adjacent rail sources would be evaluated. Mitigation measures would be developed to reduce significant noise or vibration impacts that may result from future development in the project area.

Population and Housing

The proposed East Whisman Precise Plan would include 5,000 new multi-family residential units in the City of Mountain View, which were not assumed in the 2030 General Plan analysis. Impacts to population and housing resulting from this change in land use will be addressed in the EIR.

Public Services and Recreation

The EIR will discuss the public services and recreation impacts from buildout of the Precise Plan, including the potential need to construct new facilities such as schools and parks. The physical impacts from the potential construction of these new public facilities will be discussed.

Transportation and Circulation

A transportation impact analysis (TIA) will be prepared for the EIR to describe the existing transportation network and to evaluate the project's traffic impacts, including an analysis of vehicle miles traveled (VMT). Traffic impacts will be evaluated following the guidelines of the City of Mountain View and the Santa Clara County Congestion Management Program (CMP). Transit, pedestrian, and bicycle access and circulation will also be evaluated. Mitigation and/or avoidance measures will be identified for any significant traffic impacts.

Utilities and Service Systems

The EIR will describe the existing utilities in the site area and will address the ability of existing and planned public facilities and service systems to meet demands generated by the proposed project. Physical impacts to public utilities, including sanitary sewers, storm drains, and solid waste, will be identified, such as the need to construct new facilities and infrastructure.

The EIR will describe the existing water supply that serves the project site and will evaluate the impacts of the proposed project on this water supply through a water supply assessment prepared per the requirements of SB 610. Mitigation and water conservation measures will be identified to avoid or reduce significant water supply impacts, as appropriate.

Cumulative Impacts

In conformance with CEQA, this section will address the impacts of implementing this proposed project in combination with other past, present and reasonably foreseeable future projects in Mountain View and neighboring jurisdictions, including in the City of Sunnyvale and Moffett Federal Airfield. Mitigation and avoidance measures will be identified for significant cumulative impacts, as appropriate.

Alternatives to the Project

Alternatives to the proposed project will be evaluated, including a "No Project" alternative. Other alternatives analyzed will be selected based on their ability to reduce or avoid environmental impacts and will likely include a reduced residential density and a reduced office intensity alternative.

Growth Inducing Impacts

The EIR will discuss the ways in which the project could foster growth in the surrounding environment.

Other CEQA Sections

The EIR will include other sections required by CEQA, including Significant Unavoidable Impacts, Significant Irreversible Environmental Changes, Lead Agency and Consultants, References, and Technical Appendices.

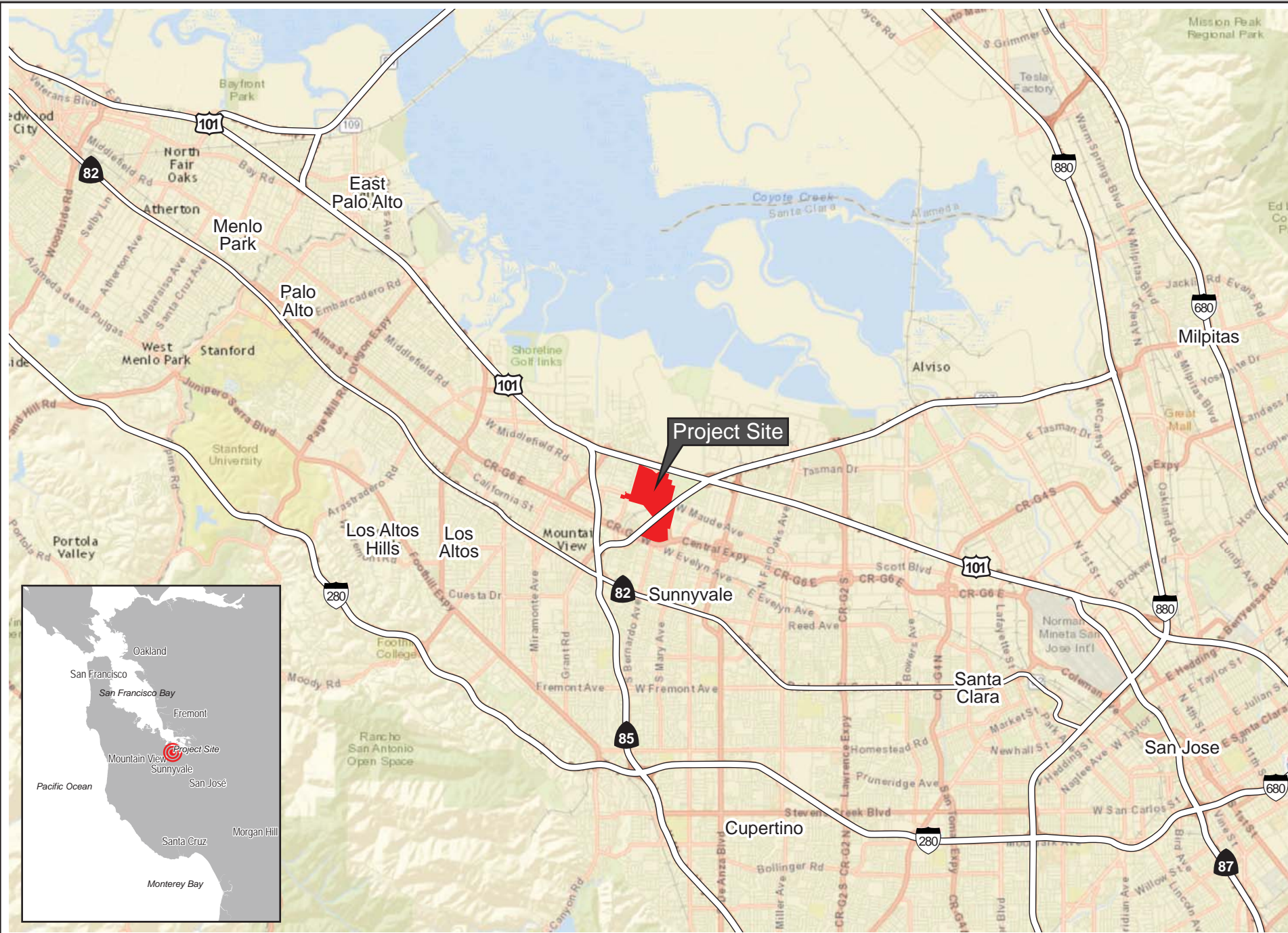
E. SCOPING COMMENTS

We are soliciting requests on the scope and content of the environmental information appropriate to your agency's statutory responsibilities or of interest to your organization; specifically, we are requesting the following:

1. Identify significant environmental effects and mitigation measures you believe need to be explored in the EIR with supporting discussion of why you believe these effects may be significant.
2. Describe special studies and other information you believe are necessary for the City to analyze the significant environmental effects, alternatives, and mitigation measures you have identified.
3. For public agencies that provide infrastructure and public services, identify any facilities that will be required to provide services to the Precise Plan development.
4. Indicate whether staff from your agency would like to meet with City staff to discuss the scope and content of the EIR's environmental information;
5. Provide the name, title, telephone number, postal, and email addresses of the contact person from your agency or organization that we can contact regarding your comments; and
6. Identify alternatives you believe need to be explored in further detail in the EIR.

Comments may be sent to:

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Community Development Department
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500 Castro Street, P.O. Box 7540
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REGIONAL MAP

FIGURE 1





AERIAL PHOTOGRAPH

FIGURE 3